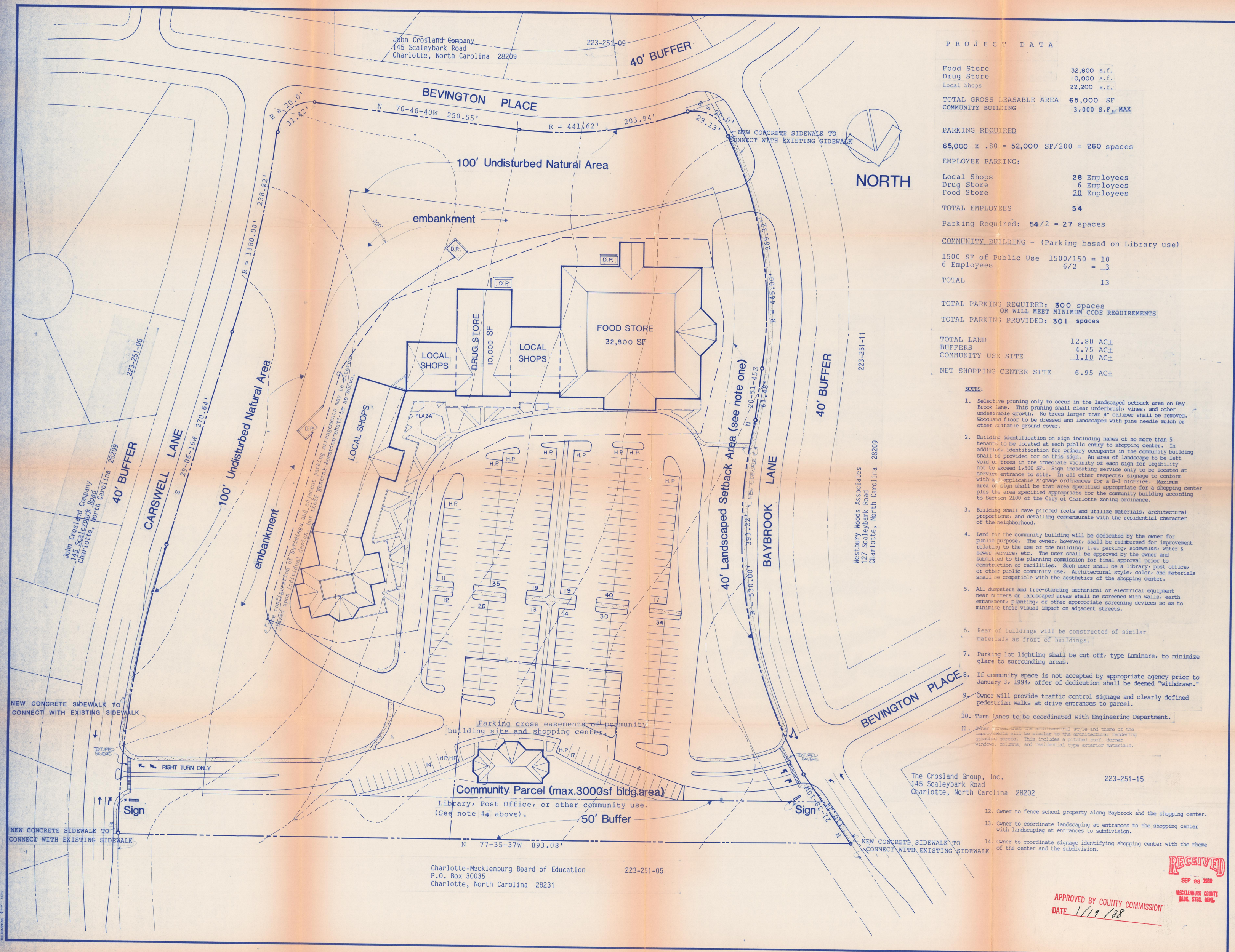

PROJECT DATA

Food Store	32,800 s.f.
Drug Store	10,000 s.f.
Local Shops	22,200 s.f.
TOTAL GROSS LEASABLE AREA	65,000 SF
COMMUNITY BUILDING	3,000 S.F. MAX

PARKING REQUIRED

65,000 x .80 = 52,000 SF/200 = 260 spaces

EMPLOYEE PARKING:

Local Shops	28 Employees
Drug Store	6 Employees
Food Store	20 Employees
TOTAL EMPLOYEES	54

Parking Required: 54/2 = 27 spaces

COMMUNITY BUILDING - (Parking based on Library use)

1500 SF of Public Use	1500/150	= 10
6 Employees	6/2	= 3
TOTAL		13

TOTAL PARKING REQUIRED: 300 spaces
OR WILL MEET MINIMUM CODE REQUIREMENTS
TOTAL PARKING PROVIDED: 301 spaces

TOTAL LAND	12.80 AC±
BUFFERS	4.75 AC±
COMMUNITY USE SITE	1.10 AC±
NET SHOPPING CENTER SITE	6.95 AC±

NOTES:

1. Selective pruning only to occur in the landscaped setback area on Bay Brook lane. This pruning shall clear underbrush, vines, and other undesirable growth. No trees larger than 4" caliper shall be removed. Woodland floor to be dressed and landscaped with pine needle mulch or other suitable ground cover.

2. Building identification on sign including names of no more than 5 tenants to be located at each public entry to shopping center. In addition, identification for primary occupants in the community building shall be provided for on this sign. An area of landscape to be left void of trees in the immediate vicinity of each sign for legibility not to exceed 1,500 SF. Sign indicating service only to be located at service entrance to site. In all other respects, signage to conform with all applicable signage ordinances for a B-1 district. Maximum area of sign shall be that area specified appropriate for a shopping center plus the area specified appropriate for the community building according to Section 2100 of the City of Charlotte zoning ordinance.

3. Building shall have pitched roofs and utilize materials, architectural proportions, and detailing commensurate with the residential character of the neighborhood.

4. Land for the community building will be dedicated by the owner for public purpose. The owner, however, shall be reimbursed for improvement relating to the use of the building, i.e. parking, sidewalks, water & sewer service, etc. The user shall be approved by the owner and submitted to the planning commission for final approval prior to construction of facilities. Such user shall be a library, post office, or other public community use. Architectural style, color, and materials shall be compatible with the aesthetics of the shopping center.

5. All dumpsters and free-standing mechanical or electrical equipment near buffers or landscaped areas shall be screened with walls, earth embankment, planting, or other appropriate screening devices so as to minimize their visual impact on adjacent streets.

6. Rear of buildings will be constructed of similar materials as front of buildings.

7. Parking lot lighting shall be cut off, type Luminare, to minimize glare to surrounding areas.

8. If community space is not accepted by appropriate agency prior to January 3, 1994, offer of dedication shall be deemed "withdrawn."

9. Owner will provide traffic control signage and clearly defined pedestrian walks at drive entrances to parcel.

10. Turn lanes to be coordinated with Engineering Department.

11. Owner agrees that the architectural style and theme of the improvements will be similar to the architectural rendering attached hereto. This includes a pitched roof, dormer windows, columns, and residential type exterior materials.

The Crosland Group, Inc.
145 Scaleybark Road
Charlotte, North Carolina 28202

223-251-15

12. Owner to fence school property along Baybrook and the shopping center.

13. Owner to coordinate landscaping at entrances to the shopping center with landscaping at entrances to subdivision.

14. Owner to coordinate signage identifying shopping center with the theme of the center and the subdivision.

RECEIVED
SEP 28 1988
MECKLENBURG COUNTY
BLDG. STDS. DEPT.

APPROVED BY COUNTY COMMISSION
DATE 1/19/88

Little & Associates Architects
5815 Westpark Drive
Charlotte, NC 28210
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Project: TOUCHSTONE VILLAGE CENTER FOR CROSLAND GROUP INC.

Sheet Title: SITE PLAN scale 1"-40'-0"

Partner In Charge: Trefice
Project Architect/Job Captain:
Drawn By:
Date Drawn: 2/25/87

Revisions
No 1 Date 1/6/87
No 2 Date 1/10/87
No 3 Date 11/17/87
No ___ Date ___

Issue Date:

Project Number: 1787

Sheet C-1 Of